

TWIN OAKS

2000 Census Population.....2,572

Community 2020 Target¹2,142

April 2004 WC Map Population4,030



APRIL 2004 WORKING COPY MAP

The key objective is to preserve existing agriculture, preserve a rural lifestyle and maintain rural densities in areas constrained by steep slopes. Due to steep slopes in the northeastern and northwestern area of the community, rural densities have been applied. Semi-Rural densities have been proposed south of Deer Springs Road and along Twin Oaks Valley Road through the center of the community. Higher semi-rural densities are proposed in the southern and western portions of the community based on existing patterns of development.

KEY COMMUNITY ISSUES

- Dual objective of maintaining agriculture and increasing density west of the CWA boundary
- Preservation of rural lifestyle
- New development in adjacent cities impacts community character
- Regional commuter traffic traveling through the community negatively affects the community character
- Annexations are often inconsistent with the Twin Oaks Valley community character

¹ Community target established prior to availability of 2000 Census data.

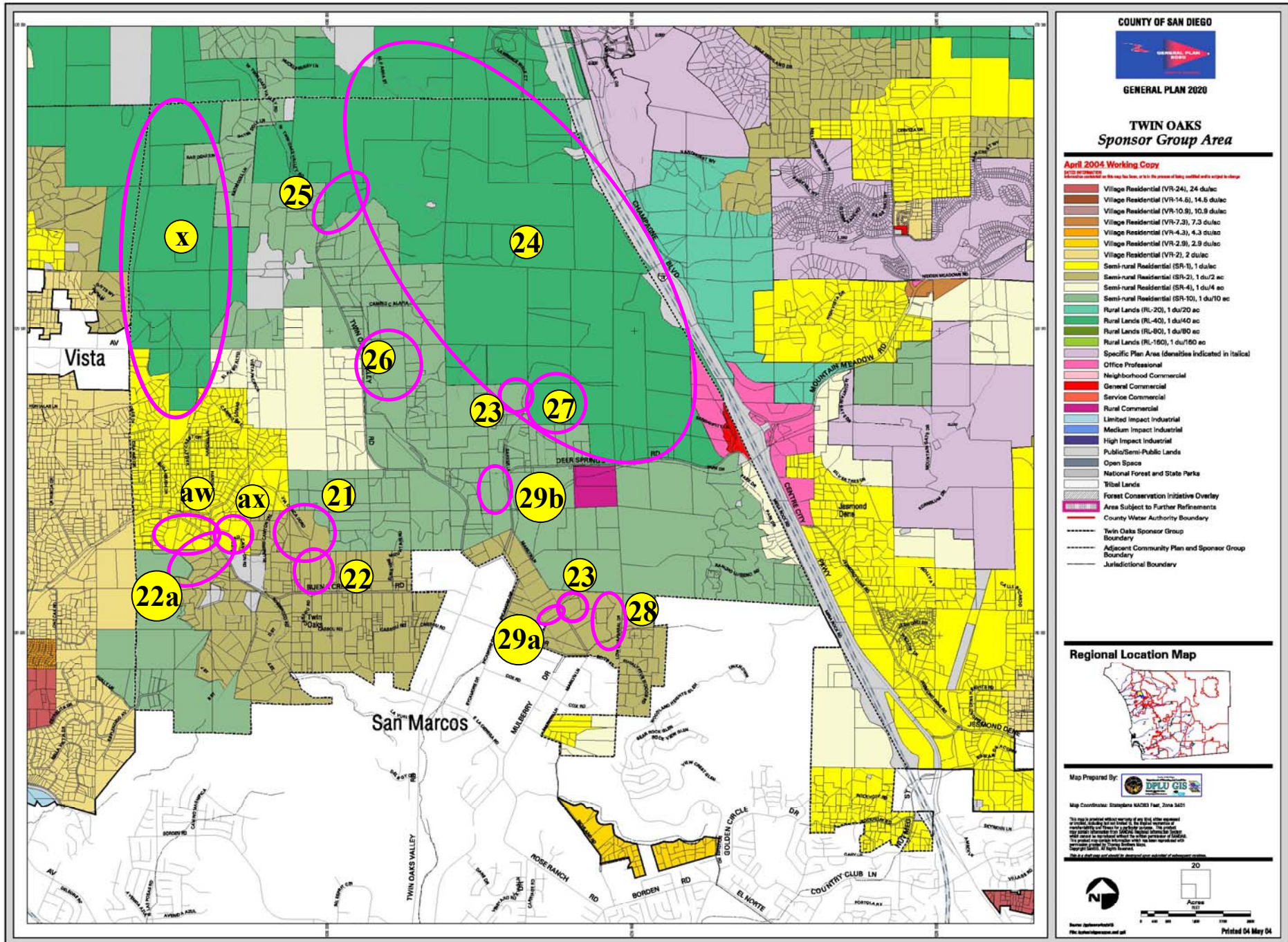
COMMUNITY SPECIFIC PLANNING RATIONALE

Staff was directed by the Planning Commission to review the entire Twin Oaks area for possible increases to the densities shown on the December 2002 Working Copy map.

TRAFFIC FORECASTS

(See North County Metro Section)

See North County Metro LOS Map (B-140)



RESIDENTIAL PROPERTY REFERRALS

21	Dena Altman				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	
22	George Yasukochi				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	
22a	Margaret Tomlinson				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	
23	Paul Stevens – Property #1				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	
23	Paul Stevens – Property #2				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	

24	Don Oliphant and Joe Perring (Stonegate Development)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres*	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Reduce public costs• Assign densities based on characteristics of the land• Obtain a broad consensus		<u>Rationale for April 2004 WC:</u> <p>This referral was designated with rural lands densities to reflect the constraints and environmental characteristics found on the property. The majority of this property contains steep slopes between 25-50 percent or greater and lies entirely within the proposed North County MSCP preserve area. Increased residential density in this area would create a pocket of development removed from the community and would be difficult and costly to serve with utilities, public services and infrastructure. The Rural Lands designation for this area is consistent with the GP2020 planning concepts.</p>	

25	Leslie Shotz			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/10 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Reduce public costs• Assign densities based on characteristics of the land• Obtain a broad consensus		<u>Rational for April 2004 WC:</u> <p>This referral was designated at lower densities to reflect the environmental characteristics found on the property. While the southern tip of the property is relatively flat, the majority contains slopes 25 to 50 percent and greater. The property lies entirely within the proposed North County MSCP preserve area. The area lacks adequate services and infrastructure for increased residential development. The Rural Lands designation for this area is consistent with the GP2020 planning concepts.</p>	

* This referral was modeled at 2 du/acre and 1 du/10 acres to reflect the approximate number of units proposed by the PAA for the pipelined projects scenario.

26	Marjorie Cruz Gordon			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Balance competing interests</i>• <i>Assign densities based on characteristics of the land</i>		<u>Rational for April 2004 WC:</u> <p>The Twin Oaks Planning Group recommended this property be designated at 1 du/4 acres. Staff proposes a 1 du/10 acre density as a compromise, to ensure greater compatibility with agriculture uses which is the predominant use in the area and the major drainage on the site. This density also provides a consistent land use pattern and is appropriate given the existing parcelization in the area.</p>	

27	Carl and Sylvia Pizutto			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/10 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Assign densities based on characteristics of the land</i>		<u>Rational for April 2004 WC:</u> <p>This referral is located within the CWA boundary, and has an existing general plan density of 1 du/4, 8, 20 acres. However, lower residential densities were assigned to the property to recognize the environmental and physical constraints on the property. The site includes steep slopes of 25 to 50 percent or greater and is located within the proposed North County MSCP preserve area.</p>	

28	Tiffany Oliphant			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/2acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres

29a	William DeBruyn			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres
29b	William DeBruyn			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">Develop an internally consistent general planBalance competing interestsObtain a broad consensus		<u>Rationale for April 2004 WC:</u> <p>The property is located almost entirely within the 100-year floodplain. The April 2004 Working Copy map density of 1 du/10 acres is more compatible with agriculture, which is the predominant use in the area, the physical constraints on the site, and it is consistent with the sponsor group’s recommendation. This density is also considered appropriate given the existing parcelization surrounding this property.</p>	
aw	Board Motion for Traffic Modeling (TM 5308: MacKenzie)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre
	<u>Key Objectives:</u> <ul style="list-style-type: none">Develop an internally consistent general planAssign densities based on characteristics of the land		<u>Rational for April 2004 WC:</u> <p>This property is an active pipelined Tentative Map with an existing General Plan density of 1 du/acre. This density is appropriate because it provides a consistent land use pattern with 1du/1 acre densities planned to the north and to the west.</p>	

OTHER MAP CHANGES

x	Northwest Corner of Twin Oaks		
	<u><i>December 2002 WC:</i></u> Rural Lands: 1 du/40 acres	<u><i>August 2003 WC:</i></u> Rural Lands: 1 du/20 acres	<u><i>April 2004 WC:</i></u> Rural Lands: 1 du/40 acres
	<u><i>Key Objectives:</i></u> <ul style="list-style-type: none"> <i>Assign densities based on characteristics of the land</i> <i>Obtain a broad consensus</i> 		<u><i>Rationale for April 2004 WC:</i></u> This area was given a lower density than the August 2003 Working Copy map because of environmental constraints on the property. Rural Lands 1 du/40 acres is designated for this area because the majority of this area contains slopes greater than 25 percent.
ax	Northwest Border of Buena Creek Road		
	<u><i>December 2002 WC:</i></u> Semi-Rural: 1 du/10 acres	<u><i>August 2003 WC:</i></u> Semi-Rural: 1 du/2 acres	<u><i>April 2004 WC:</i></u> Semi-Rural: 1 du/acre
	<u><i>Key Objectives:</i></u> <ul style="list-style-type: none"> <i>Develop an internally consistent general plan</i> <i>Assign densities based on characteristics of the land</i> 		<u><i>Rational for April 2004 WC:</i></u> This map change was made to provide consistency with an existing tentative map to the west. It extends the 1 du/acre boundary just east of Buena Creek Road. This density is appropriate because the majority of the land is relatively flat and it provides a consistent land use pattern with 1 du/1 acre densities planned to the north and to the west.